

FOR SALE \$2,050,000

6395 W. 56th Ave, Arvada, CO 80002



- Lot: 0.58 Acres or 25,265 SF
- 2017 Property Taxes: \$38,561.48
- Zoned I-2
- Original Shop Built in 1980
- Main Level: 12,045 SF
- Upper Level: 4,395 SF
- Reception & Utility Room

OLD Shop:

- 1 Men's & Women's Restroom
- Industrial Wash Basin
- 1 Shop / Inspection Room
- 12 inch Concrete Floor for manufacturing
- 12 ft. – 14 ft. clear height

NEW Shop:

- 1 Men's & Women's Restroom
- Lunch Room
- 12 inch Concrete floor for manufacturing
- 12' Clear to 2nd level
- Forklift/wench access to 2nd level


MARCUM
Commercial Advisors
SCOTT A. MARCUM

Commercial Broker
(o) 303.403.1333
(c) 303.437.5590

scott@marcumcommercial.com



Marcum Commercial Advisors
4860 Robb St.
Suite 207
Wheat Ridge, CO 80033

Loopnet / CoStar / Xceligent

No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR SALE \$2,050,000



SCOTT A. MARCUM

Broker Associate
(c) 303.437.5590
(o) 303.403.1333

Scott@MarcumCommercial.com

- 19 Gated Parking spots with additional street parking
- 3 Drive-In doors (Two – 10 ft. wide x 12 ft. tall and One 12 ft. wide x 10 Ft. tall)
- Corner of 56th Ave. & Kendall Court in Arvada
- Currently a metal parts machining & manufacturing facility
- 1,000 Amps of 3 Phase power



6395 W. 56th Ave, Arvada,
CO 80002

No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.